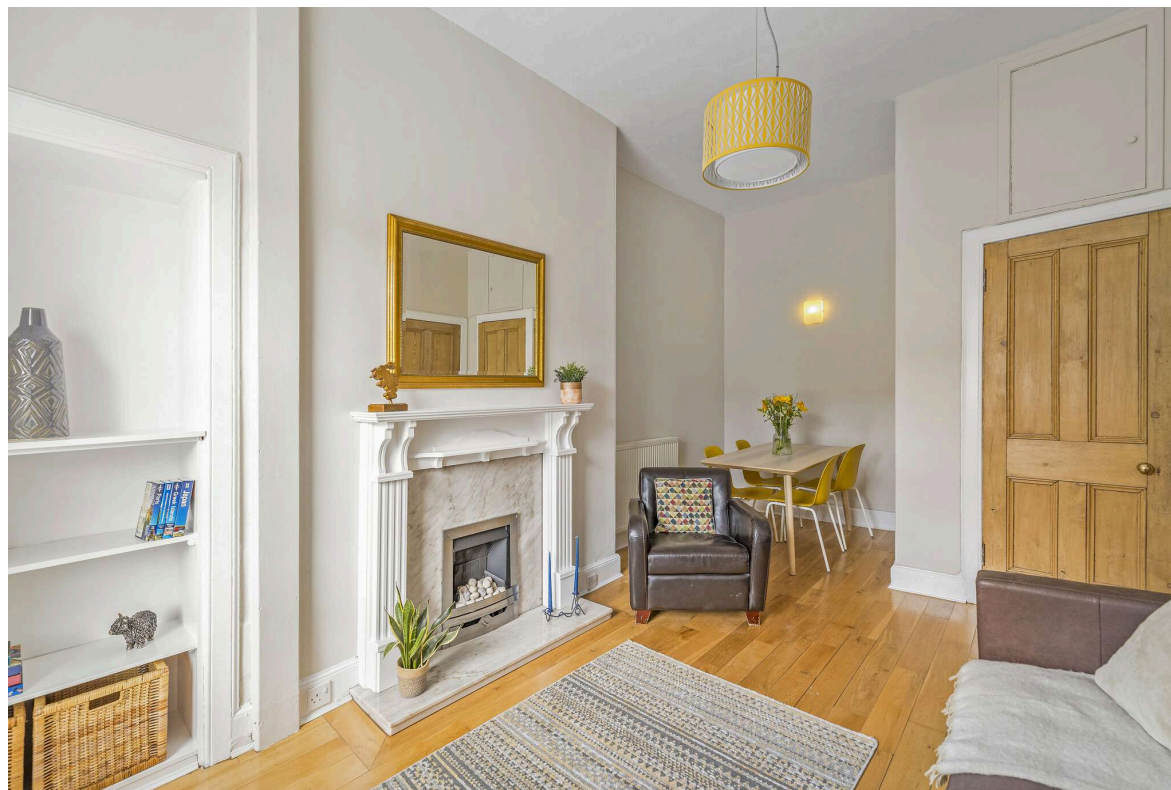




5 (3F2) Steel's Place  
MORNINGSIDE | EDINBURGH | EH10 4QR

  
**warner's**  
solicitors & estate agents





## 5 (3F2) Steel's Place

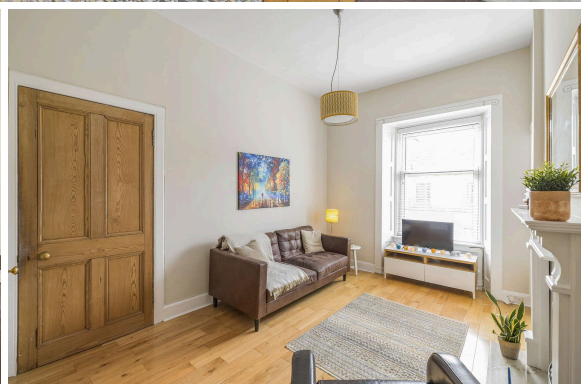
MORNINGSIDE | EDINBURGH | EH10 4QR

Nestled on a quiet street in the heart of Morningside, one of the city's most prestigious postcodes, surrounded by the areas excellent cafes, artisan bakeries and independent retailers is this immaculately presented top floor apartment. Boasting double glazing, gas central heating, ample on street permit parking and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

Set in a handsome traditional tenement the accommodation comprises a welcoming entrance hallway, a bright lounge with feature fireplace, generous dining space and deep storage cupboard, a contemporary kitchen with attractive units, a large double bedroom with walk-in wardrobe and the flat is completed by a stylish bathroom with shower over bath.

- Traditional tenement in the heart of Morningside
- Double glazing, gas central heating and a well-kept communal garden
- Welcoming hallway
- Bright lounge with feature fireplace and dining space
- Contemporary kitchen with attractive units
- Large double bedroom with walk-in wardrobe
- Stylish bathroom with shower over bath
- Energy Rating D and Council Tax C

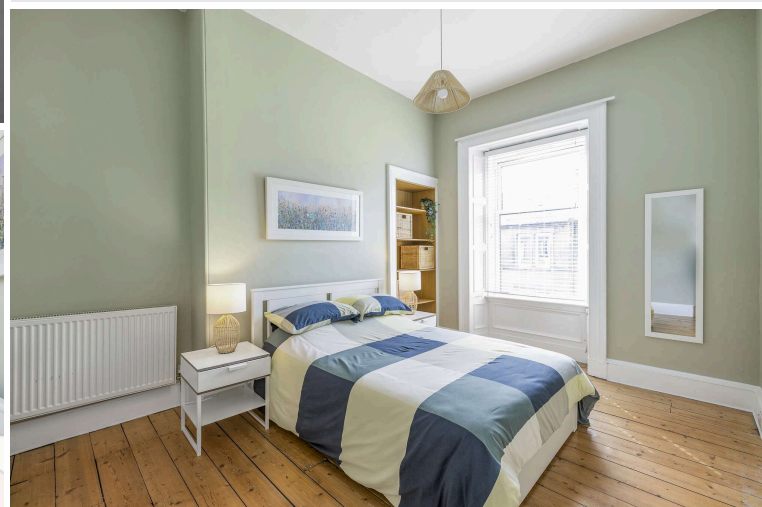
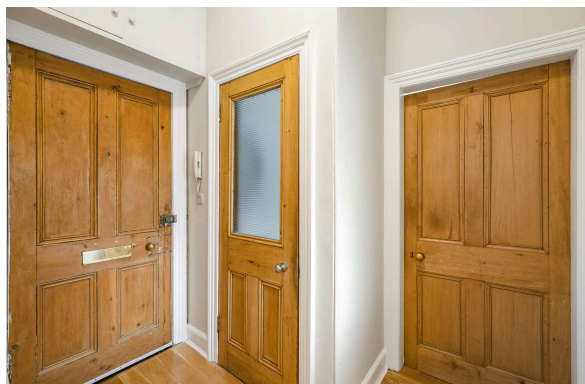
Light fittings, blinds in lounge and bedroom, mirrors throughout the flat, fitted wardrobes in dressing room, washing machine, fridge/freezer and cooker all included in the sale. All other furniture (excluding electrical items) can be negotiated separately.



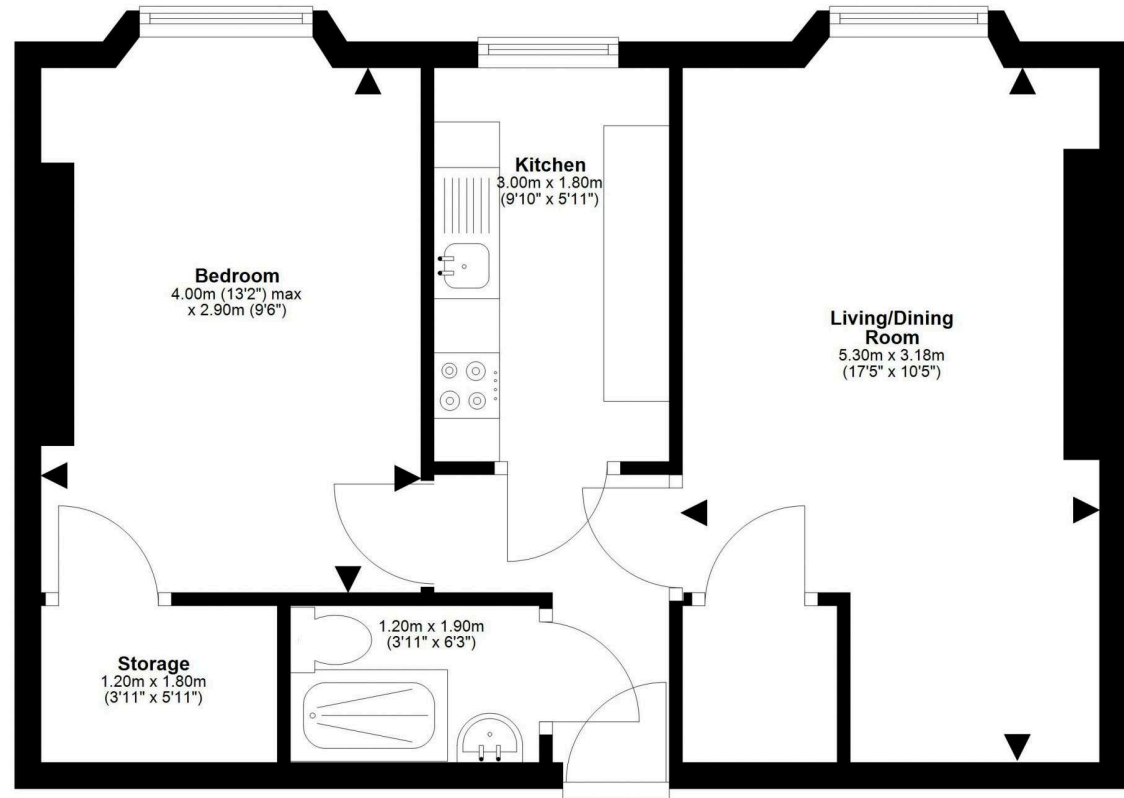
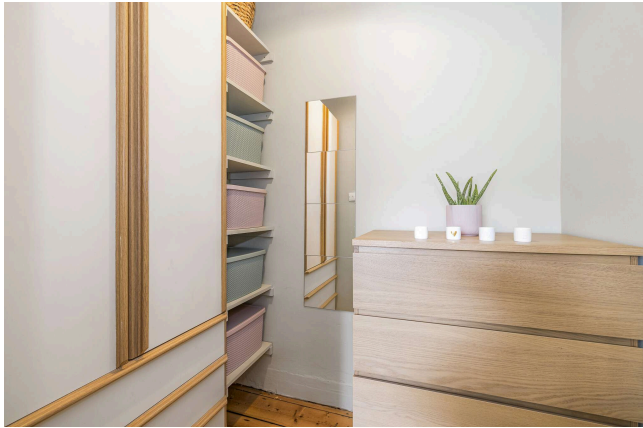
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Morningside is a highly sought-after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's premier addresses and boasts some of the best independent amenities in Edinburgh. Leisure wise the choice is first class and includes a number of artisan bars, restaurants, coffee shops, theatres and an independent cinema. The property is conveniently placed to access the universities and first rate local schooling both state and private. Pleasant walks are available with the Blackford and Braid Hills conveniently close. The city centre itself can be accessed quickly by foot, car or public transport and the city bypass is also easily accessible







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

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